

**MINUTES OF THE
AUBURN CITY PLANNING COMMISSION MEETING
JULY 17, 2007**

The regular session of the Auburn City Planning Commission was called to order on July 17, 2007 at 7:36 p.m. by Chairman Merz in the Council Chambers, 1225 Lincoln Way, Auburn, California.

COMMISSIONERS PRESENT: Kosla, Smith, Worthington, Chrm. Merz

COMMISSIONERS ABSENT: Thompson

STAFF PRESENT: Will Wong, Community Development Director;
Reg Murray, Senior Planner; Sue Fraizer,
Administrative Assistant

ITEM I: CALL TO ORDER

ITEM II: APPROVAL OF MINUTES

None.

ITEM III: PUBLIC COMMENT

None.

ITEM IV: PUBLIC HEARING ITEMS

- A. Use Permit and Tree Permit - 375 Placer Street (Wallace Home Addition) - Files UP 06-6; TP 07-7.** The applicant requests approval of a Use Permit to allow an addition to a single-family residence located within a regional commercial zone at 375 Placer Street. A Tree Permit application is also being processed to address impacts to protected trees.

Planner Murray gave the staff report. The applicant proposes enlarging the residence by nearly 3000 square feet. The existing structure is just over 3500 square feet. The work would include the addition, replacing siding with stucco, replacing the roof, modifying the front porch and changing the colors.

Because this is an existing residential structure in a commercial zone, it creates a non-conforming situation. The zoning ordinance allows for the expansion of a non-conforming structure through the use permit process. The issue is if the

expansion is appropriate for this location. Staff has looked at the proposal, which complies with the lot coverage and setback requirements, as well as parking requirements.

An arborist's report has been provided, and a tree permit has been obtained. Staff recommends approval of this project.

Comm. Worthington asked if additional parking is required for this project.

Planner Murray responded that additional parking is not required because it is a residence.

Comm. Kosla asked for clarification about the need for the use permit, which Planner Murray provided.

Comm. Smith asked for verification that no trees will be removed.

Planner Murray replied that this is correct.

The public hearing was opened. There were no persons wishing to speak on this application. The public hearing was closed.

Comm. Worthington **MOVED** to:

Adopt Resolution No. 07-17 to approve the Use Permit (File # UP 06-6) for the Wallace Home Addition as presented.

Comm. Smith **SECONDED**.

AYES: Kosla, Smith, Worthington, Chrm. Merz
NOES: None
ABSTAIN: None
ABSENT: Thompson

The motion was approved.

ITEM V: COMMUNITY DEVELOPMENT DEPARTMENT FOLLOW-UP REPORTS

A. City Council Meetings

On Monday, July 23, 2007 the City Council will be considering the Airport Master Plan. The Elks Lodge appeal will be heard on August 13, 2007.

- B. Future Planning Commission Meetings
The next meeting is August 7, 2007.
- C. Reports
None.

ITEM VI: PLANNING COMMISSION REPORTS

None.

ITEM VIII: ADJOURNMENT

The meeting was adjourned at 7:42 p.m.

Respectfully submitted,

Susan Fraizer, Administrative Assistant